

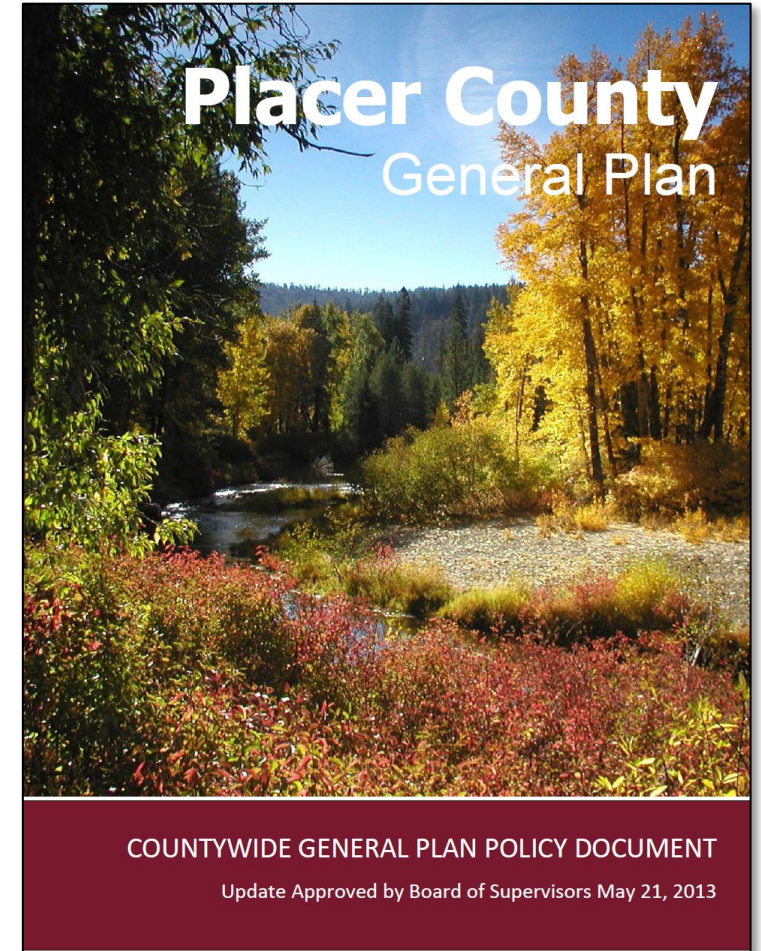


Placer County General Plan Update

General Plan Basics

California law requires each local government to adopt a General Plan.

- General Plan Requirements are provided in Government Code Section 65300-65303.4
- Comprehensive, integrated, internally consistent and compatible policies
- Development policies with land use map(s)
- State preparation guidelines substantially updated in 2017



What is a General Plan?

The County's General Plan is the citizen's "blueprint" for development; the guide to achieving a collective vision.

It serves as a basis for decisions that affect the County's growth and development such as transportation, land use, streets and infrastructure, parks, housing and neighborhoods, recreation and community facilities, the environment, public health and safety, and sustainability.

The General Plan is a strategic and long-term document identifying goals and policies that guides and directs the County in terms of implementing policies, programs and resources.



What is a General Plan?

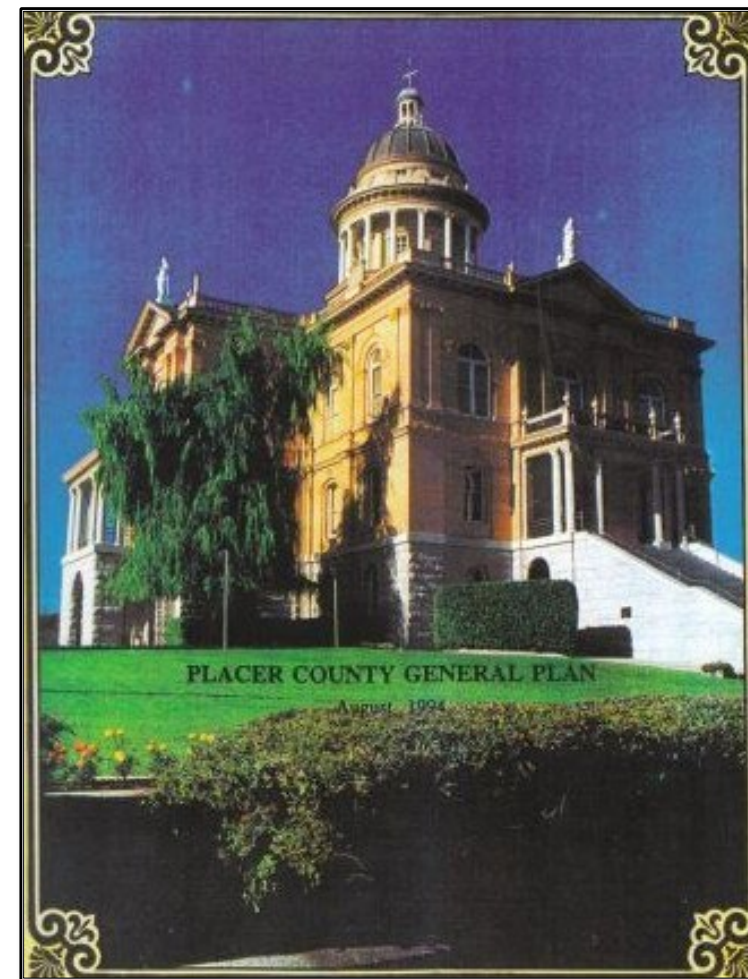
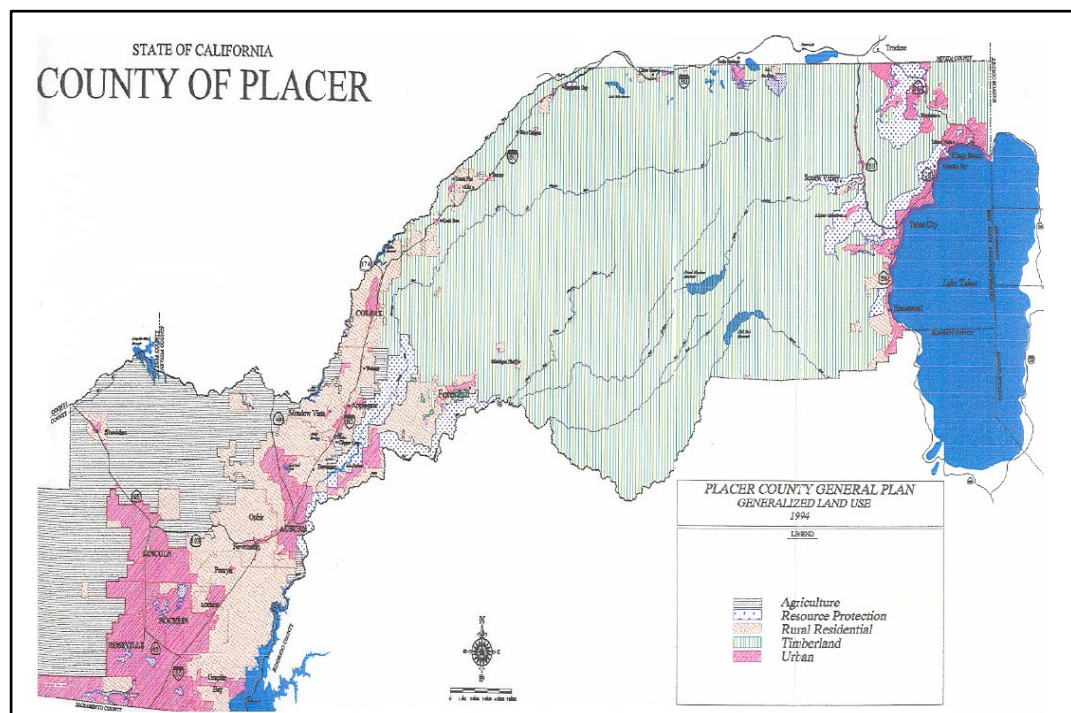
- A vision for the future
- Guides County departmental strategic goals and policy
- Basis for land use decisions/growth management
- Guides our physical appearance
- Allows for accountable implementation





1994 General Plan

Envisioned as a 10 to 20-year Plan





1994 General Plan

Bickford Ranch

Approved: 2004

Acres: 1,927

Total Housing Units: 1,890



APPENDIX C

DEVELOPMENT STANDARDS

BICKFORD RANCH SPECIFIC PLAN AREA

The Bickford Ranch Specific Plan Area could be developed as a planned residential development on 1,950± acres located north of the Town of Lincoln, west of Newcastle and east of the City of Lincoln. This area is proposed as a "recreation and residential development that may consist of a mix of land uses including estate size lots of 5-10± acres to higher density development of 6-10 units per acre. Golf courses as well as other recreation amenities may also be included.

Any development considered within this area shall be subject to the specific plan requirements of the zoning ordinance and the following development standards.

- Residential uses: A maximum of 1,950 dwelling units, although this number may not be realized due to site constraints, inclusion of buffers, and other factors that may limit available developable land.
- Commercial uses: A maximum of 14 acres of commercial uses, with typical land uses allowed as listed in Part I for the General Commercial land use designation.
- Open space: Any development proposal for this area shall set aside significant open space areas and include the slopes of Boulder Ridge, drainage ways, corridors along canals and major roadways.
- Required buffers: Development within the Bickford Ranch Specific Plan Area shall incorporate the following buffer zones, according to the standards for buffer zones in Part I, page 23:
 - Agriculture/Timberland
 - Sensitive Habitat
- Transit: A park-and-ride lot should be constructed and dedicated near the entrance for residents and visitors.

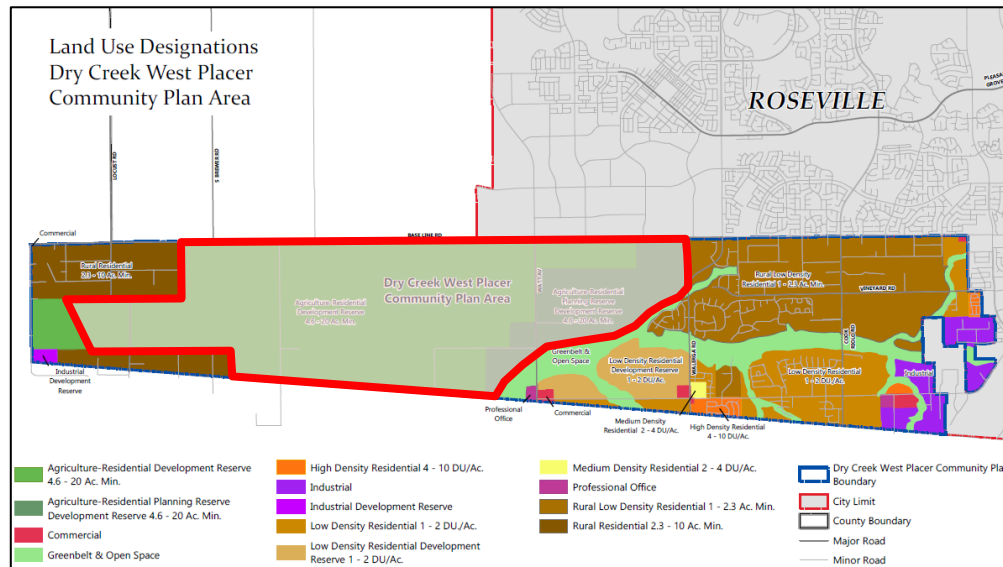
1994 General Plan

Placer Vineyards

Approved: 2007

Acres: 5,230

Total Housing Units: 14,540



1994 General Plan



PLACER LEGACY

CONSERVING OUR LAND
PROTECTING OUR HERITAGE

Kicked-off in 2000 to protect Placer County's open space and scenic areas, preserve the diversity of plant and animal communities, and maintain a viable agriculture segment of the economy.

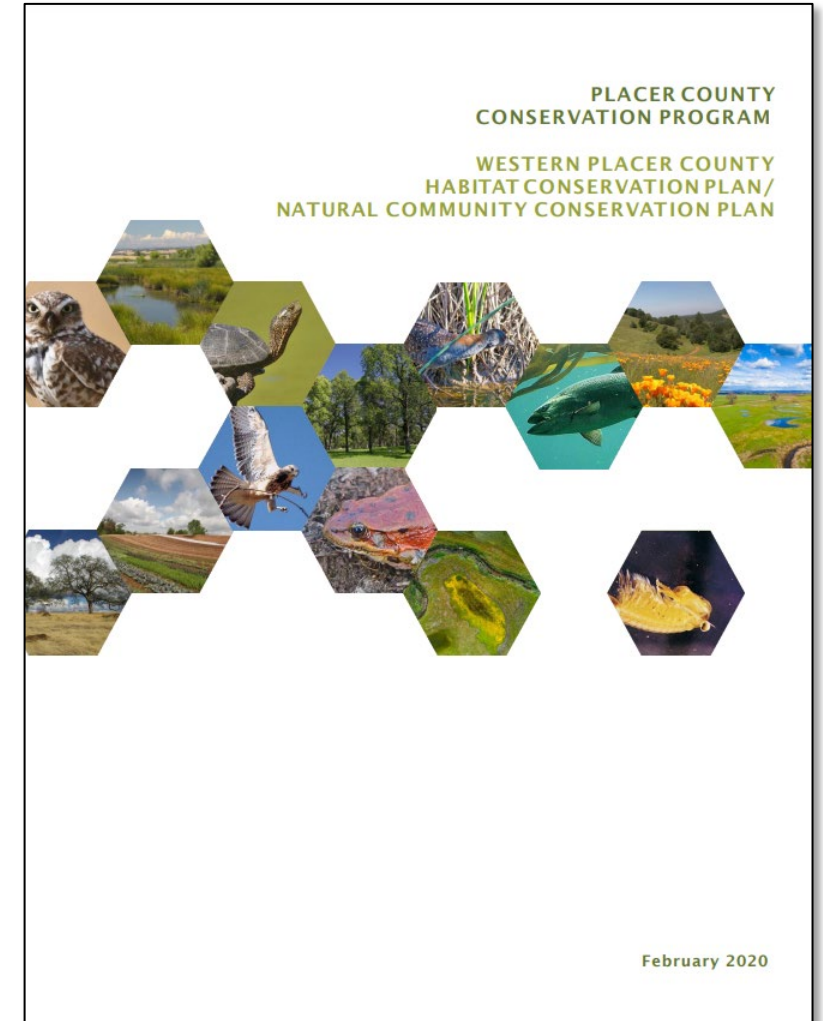




1994 General Plan

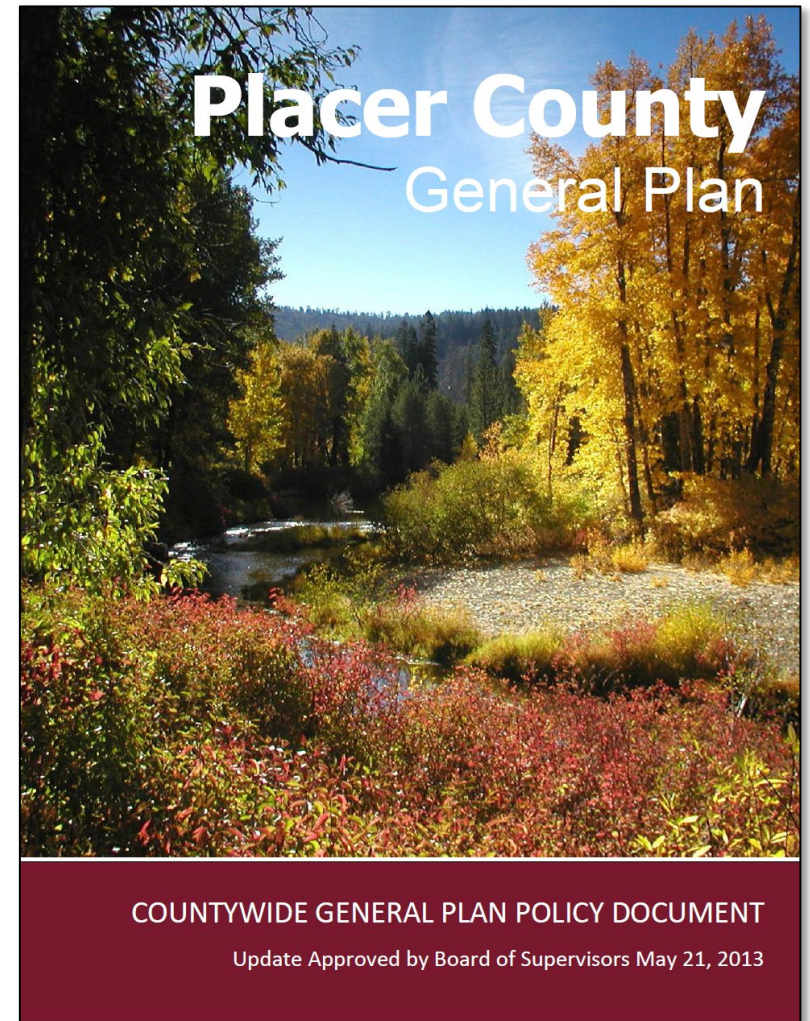


- Habitat Preservation and Permitting Program
- Adopted on September 1, 2020
- 50 Year Term
- 47,300-acre Preserve System



Key Elements of the 2013 Update

- Updated antiquated code references, streets, diagrams and policies
- Incorporated Complete Streets Act
- Added Best Management Practices
- Included a Disadvantaged Communities Discussion



2013 Update Did Not Change

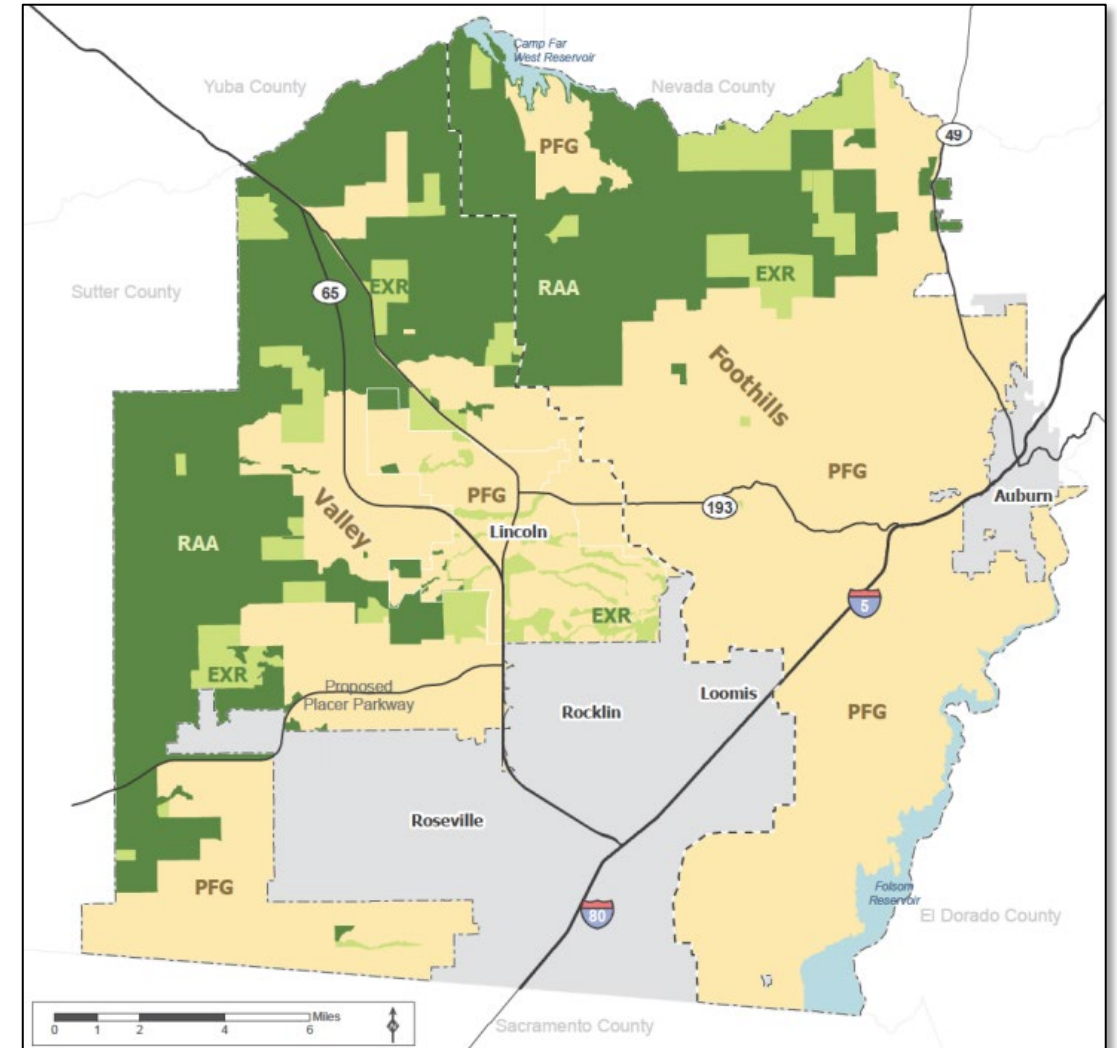
- Land Use Designations
- Land Use Diagram
- Capital Improvement Program





What Has Changed?

- Land Use Changes
- Significant Growth
- Infrastructure
- Housing Affordability
- Conditions and Priorities
- New State Laws
- Sustainability Plan Adopted
- PCCP Completion



Why Update?

State law requires that the General Plan have a 20-year planning horizon and be periodically reviewed and revised as necessary. All zoning and development regulations must conform to the adopted General Plan.

The General Plan needs to be updated to reflect changes in land use, resource management, community needs, and community values.



Why Update?

- Set a new vision
- Address current opportunities, challenges, and trends
- Perspectives on land use and environmental issues have changed.
- Significant changes to demographics and economic environment since 1994
- Opportunity to connect with the community and reaffirm values and priorities
- Changes to State law on how communities address housing, mobility, climate change, and environmental justice

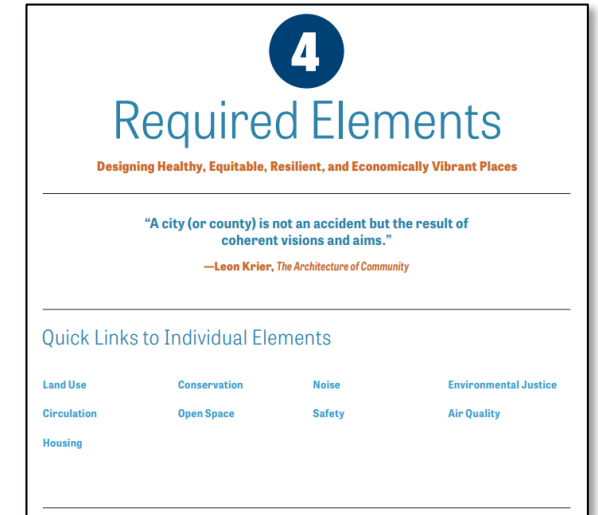




2017 OPR General Plan Guidelines

First comprehensive update since 2003 and addresses the following:

- Environmental Justice
- Climate Change Adaption
- Sustainable Communities
- Flood Management
- Vehicle Miles Traveled
- Disadvantaged Communities
- Tribal Consultation
- Economic Development
- Equitable and Resilient Communities
- Healthy Communities



Mandatory Elements

A General Plan Must Cover

- Land Use
- Circulation
- Housing (regular updates required)
- Conservation
- Open Space
- Noise
- Safety
- Environmental Justice
- Air Quality



2050 Comprehensive General Plan Update

- Four to Five-Year Work Program
- Groundwork in 2022 (data collection)
- Formal Kick-Off in 2023
- Would Include Land Use Changes
- Community Plan Consolidation
- Environmental Impact Report Required



Healthy Community Plan

This is an integral approach in which health and well-being is woven throughout all elements of the General Plan with an overall goal of improving public health and the supporting natural and built environment.



Land use, design, and transportation decisions have impacts on local air quality, water quality and supply, traffic safety, and physical activity.

These elements are worth highlighting due to their broad impact on neighborhood and community shape, character, and activities – and, in turn, on their ability to be healthy places to live, work, and play.



Healthy Community Plan

For example, the goal of promoting physical activity can be a strong rationale for mixed-use (walkable) communities.

Likewise, identifying the many health benefits of green spaces may add priority to the goals of the open space and recreation element.



Current Community Plans

Alpine Meadows (1968)

Weimar/Applegate/Clipper Gap (1980)

Ophir (1983)

Squaw Valley (1983)

Colfax (1990)

Dry Creek/West Placer (1990)

Auburn/Bowman (1994)

Horseshoe Bar/Penryn (1994)

Meadow Vista (1996)

Martis Valley (2003)

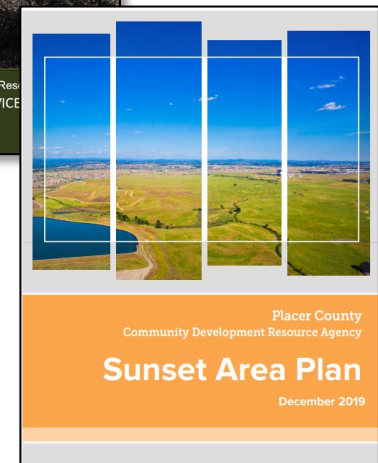
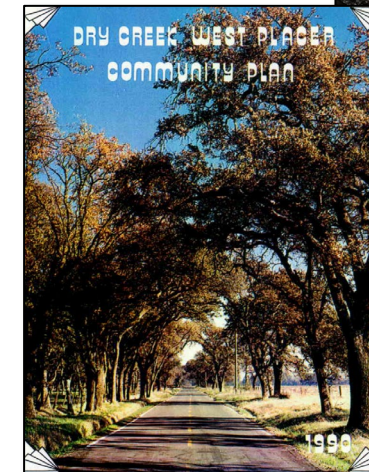
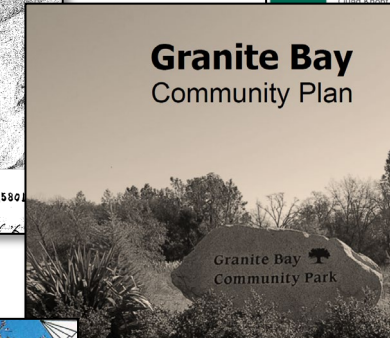
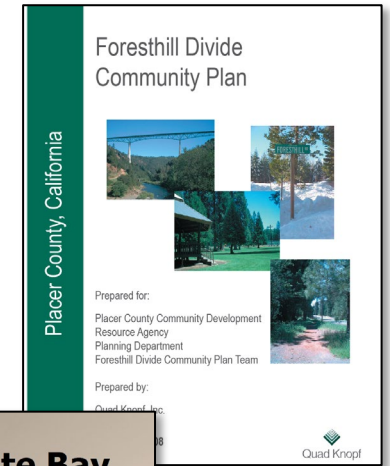
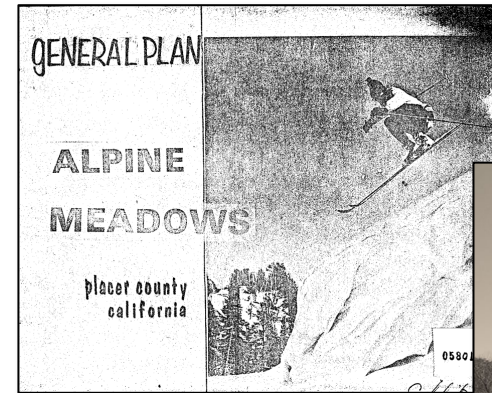
Foresthill (2008)

Granite Bay (2012)

Sheridan (2015)

Tahoe Basin Area Plan (2017)

Sunset Area Plan (2019)



Community Plan Consolidation

- ✓ **Exclude:** Remain as a Stand-Alone Area Plan Document
- ✓ **Eliminate:** Merge into the General Plan
- ✓ **Include:** Incorporate into the General Plan as an “Area Plan” or “Community Area Plan”
- ✓ **Add:** Add a new Area Plan for one or more areas of the county
- ✓ **New:** New stand-alone plan or specific plan



‘Area Plans’

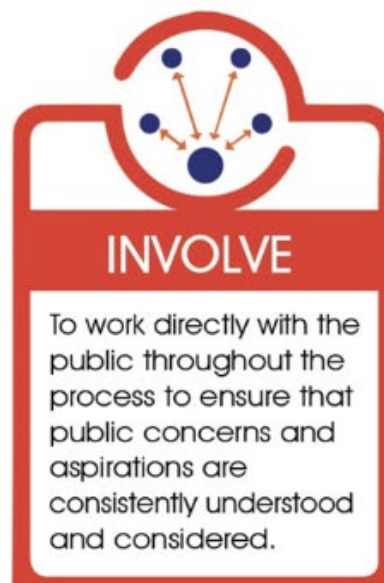
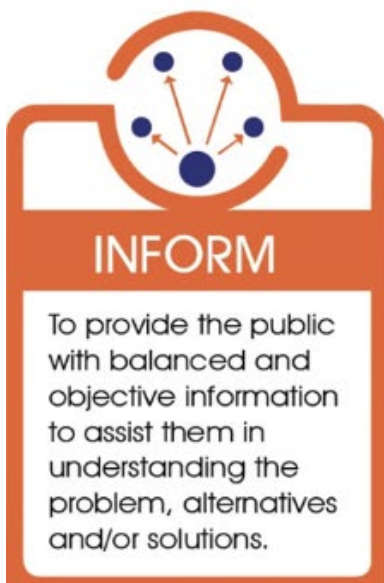
Dividing Placer into sub-areas is an effective way to address community needs and to focus planning efforts in smaller areas of the county. Sub-area plans, written with direct citizen involvement, would be a key element in maintaining stable land use patterns in the county.

- Area-Specific Issue Identification
- Land Use Update
- Community-Specific Policies
- Community-Specific Design Guidelines



Community Outreach

The plan needs input and review by those affected the most, our residents.



Community Outreach

Community outreach and engagement is an essential component of an effective General Plan that embodies the community's shared values and goals for the future and is critical to the Plan's success. This will include Board of Supervisors and Planning Commission meetings and workshops, newsletters, and online engagement. Based on Board direction, the following will play key roles in the update:

- Staff - Technical Advisory Committee (TAC) from Various Departments
- General Plan Advisory Committee - BOS Appointed
- Planning Commission and Municipal Advisory Councils
- Plan Area Committees - MAC Subcommittees or Plan Area Committees
- Consultant Team

Next Steps

Begin talking to the community about what should be included in the General Plan Update.

- Refine Work Plan
- Data Collection
- Roadshow – Early Outreach
- LAFCO/City Discussions
 - Possible Special Study Areas?
- Release RFQ/RFP



Board Direction

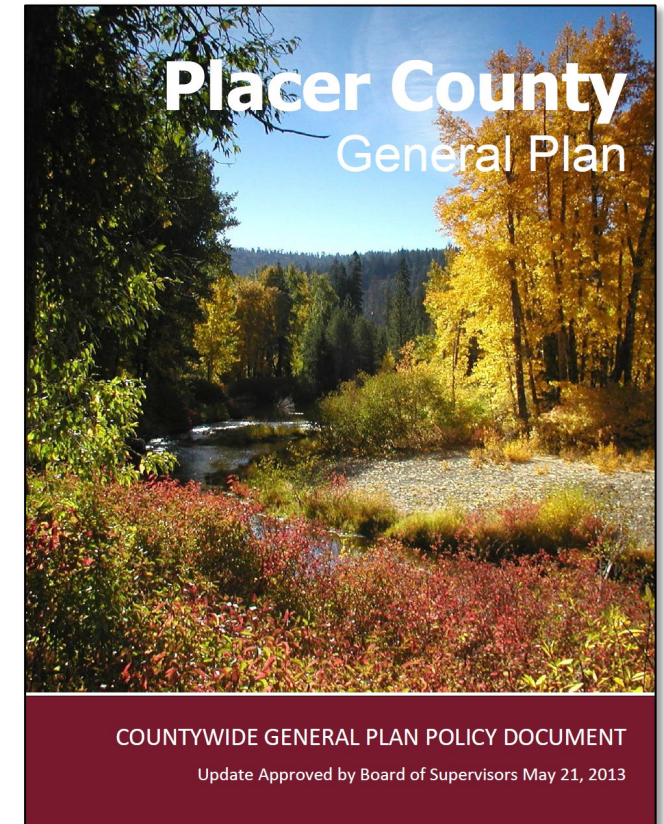
The Board is being asked to provide direction on whether to proceed with a General Plan Update; and if so, direct staff to:

1. Refine the scope of work and prepare a Request for Proposals for a General Plan Update consultant;
2. Review responses to the Request for Proposals;
3. Make a recommendation to the Board regarding the selection of a consultant to assist with the General Plan Update; and
4. Make reports to the Board as needed regarding the progress of the General Plan Update.



Board Direction

Based upon the Board's direction, staff will return at a future date with a formal work plan for consideration, as well as a detailed accounting of estimated costs for completing the General Plan update.



The General Plan is an expression of the community's values and its plans for growth. Good planning depends on community involvement, and strong communities depend on good planning.